

**Statement of Significance in terms of the KwaZulu-Natal Heritage  
Resources Act No 4 (2008) for the properties intended for  
consolidation into 'The Arch' development, Greyling, Chief Albert  
Luthuli and Boom Streets, Pietermaritzburg**



**Prepared for: Plennegy Commercial Properties (Pty) Ltd.  
Pietermaritzburg, 3201  
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## 1. Introduction

Debbie Whelan of Archaic Consulting was contacted by Mr. Mark Puttick with regards to a compiling a Heritage Assessment of a number of recently constructed buildings on 14 separate sites which are intended for consolidation. These sites span the corner between Greyling and Boom Streets, along the Chief Albert Luthuli Street edge.

The properties at 271 Boom Street, and 270-282 Greyling Street are currently zoned Light Industrial, and those facing onto Chief Albert Luthuli Street, General Business. It is intended that those currently Light Industrial are to be rezoned General Business, so that the entire development is similarly zoned.

All the buildings are to remain as they exist except for that at 271 Boom Street, which shall be demolished in order to maximize parking. Any new development is to take place behind the structures described and will thus not impact upon the current streetscape. A full site plan is appended at the end of this document.

## 2. Methodology

Although a windscreen survey produced incontrovertible evidence for the buildings being of recent construction, Debbie Whelan inspected the site and took photographs on 3 August 2011. The *status quo* was used to refer back to records of these sites in the public domain, particularly the *Buildings of Pietermaritzburg*<sup>1</sup> (Pietermaritzburg City Council, 1986), in order to assess more fully the implications that development had had on this site in the past, and to perhaps inform decisions for the future structures. The intention of this report is to evaluate the precinct in terms of its heritage status, in compliance with the KwaZulu-Natal Provincial Heritage Resources Act no 4 of 2008.

Please note that a more in-depth scrutiny of the sites noted is outside the scope of this report, more so that all the structures in the precinct are of recent construction and have little architectural merit. This means that any historical survey is rendered inappropriate.



**Fig 1: Contextual aerial photograph**

<sup>1</sup> This publication presented a comprehensive survey of the buildings in the inner city of Pietermaritzburg, as they stood in 1986. It is thus used as a benchmark towards which evaluation in this report refers.

### 3. 270 to 282 Greyling Street.



**Fig 2: Greyling street contextual view**

### 270- 272 Greyling Street

The *Buildings of Pietermaritzburg* shows this to be a site with random construction on it, little different from today where it is cleared and serves as little more than access to buildings at the rear of the site, and overflow parking for Postnet. There is nothing of any historic or architectural merit on this site.

270/272 GREYLING STREET

2127/3/7 PMB

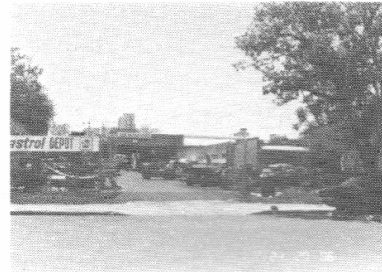
2127/1/5/REM PMB

2127/06

0650605

Business

Single storey business premises: sheet metal roof:  
face brick walls: parking on forecourt.



**Fig 3: Showing 270-272 Greyling Street, with 274 to the left of the pre-cast fence.**



## 274 Greyling Street

This small house, of conventional construction under corrugated sheeting is still on the site, obscured by later accretions. In 1986 this was still a dwelling, but more recently this has become an exhaust centre, has had a large utilitarian structure constructed at the rear and has lost all little context and merit that it had. It has little architectural or historical merit in terms of the KwaZulu-Natal Provincial Heritage Resources Act no 4 of 2008.

274 GREYLING STREET

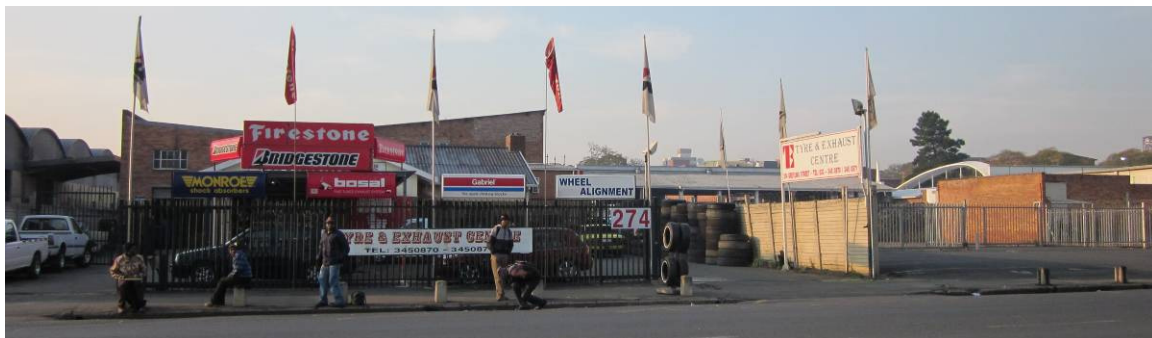
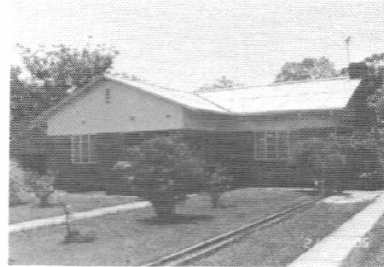
2127/3/4 PMB

2127/05

0650807

Dwelling

Single storey house: corrugated iron roof:  
brick and plastered brick walls.



**Fig 4: Showing 274 Greyling Street with more recent addition behind**

## 282 Greyling Street

The 1986 *Buildings of Pietermaritzburg* shows that this was the Shimwells showrooms. It is characterized by its series of corrugated sheeting barrel vaults forming the roof-scape. More recently, this building has been substantially converted into the Built-in Cupboard Centre. There is nothing of any historic or architectural merit on this site.

282 GREYLING STREET

2128/1/4 PMB

2127/3/REM PMB

2128/06

0651204

Business

Single storey business premises: sheet metal roof:  
metal cladding: shop fronts.

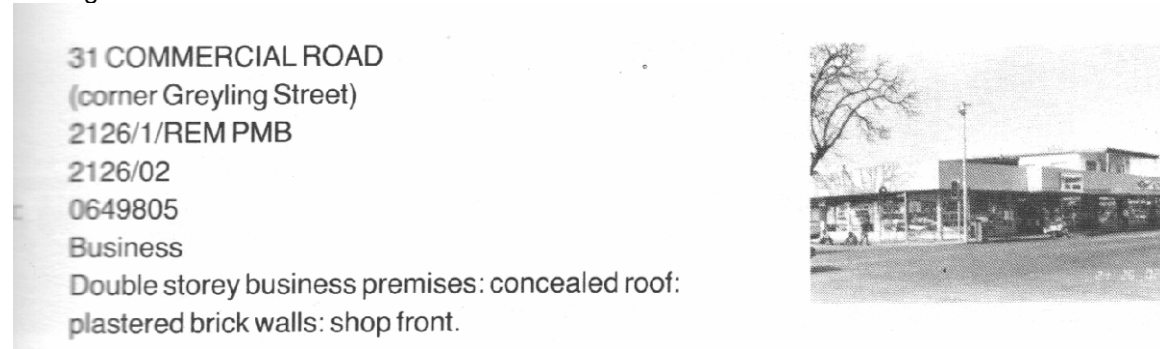


**Fig 5: Showing the Shimwells Showrooms above converted into the Built-In Cupboard Centre**

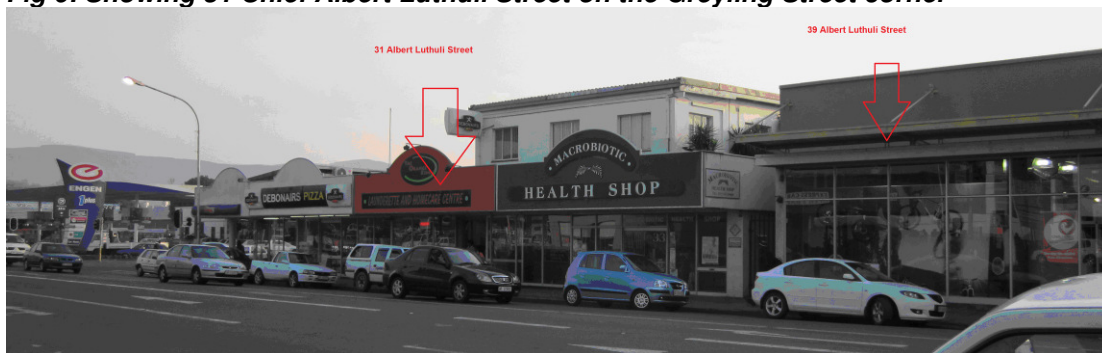
## 31 to 45 Chief Albert Luthuli Street

### 31 Chief Albert Luthuli Street

This site covers the corner complex that houses Postnet and the Debonairs/ Steers franchises. It has changed little from its 1986 depiction in *Buildings of Pietermaritzburg*, except for the addition of self-conscious gables to parts of the façade. There is little of architectural or historical merit in any part of this complex and the complex has no architectural or historical merit in terms of the KwaZulu-Natal Provincial Heritage Resources Act no 4 of 2008.



**Fig 6: Showing 31 Chief Albert Luthuli Street on the Greyling Street corner**



**Fig 7: Showing 31 Chief Albert Luthuli Street from the Chief Albert Luthuli Street frontage**

### 39 Chief Albert Luthuli Street

The *Buildings of Pietermaritzburg* (1986) describes this structure as a showroom. It has recently been refurbished, and currently houses Cycle Lab. It has little architectural or historical merit in terms of the KwaZulu-Natal Provincial Heritage Resources Act no 4 of 2008.

39 COMMERCIAL ROAD

2126/1/10 PMB

2126/3/5 PMB

2126/3/9 PMB

2126/3/8 PMB

2126/03

0649906

Business

Single storey motor showroom: concealed roof:  
plastered brick walls.



**Fig 8: Showing refurbished Volkswagen showrooms on site**

### 45 Chief Albert Luthuli Street

This structure acts as a landmark in the Chief Albert Luthuli streetscape, due to its distinctive form. It is fitting that it becomes the focal point for the development, and, although it does not fall within the historic requirements of the KwaZulu-Natal Provincial Heritage Resources Act no 4 of 2008, it has architectural merit and it is hoped that this structure will be retained.

Address: 45 COMMERCIAL ROAD

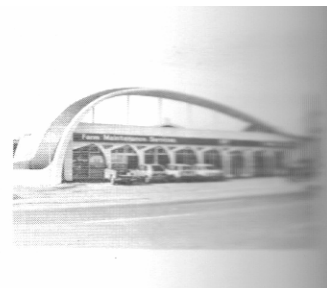
Lot nos: 2126/12 PMB  
2127/1/6 PMB

Reference: 2126/05

Valuation Roll no: 0650201

Existing use: Filling Station

Description: Single storey motor showroom: concealed roof:  
plastered brick walls: arched feature over showroom:  
filling station on forecourt.



**Fig 9: The 'Arch'- filling station**



## 269 and 271 Boom Street

The *Buildings of Pietermaritzburg* shows an earlier building on this site. This one had little architectural or historical merit and was replaced by the First National Bank building. This is constructed in a Post Modern style out of face-brick with bands of windows in vertical proportions. It has little architectural or historical merit in terms of the KwaZulu-Natal Provincial Heritage Resources Act no 4 of 2008.

### 269 BOOM STREET

(corner Commercial Road, no. 53)

2126/4/7/REM PMB

2126/4/REM PMB

2126/01

0650403

Business

Single storey business premises: corrugated sheet metal roof and fascia: shop front to motor showroom.



**Fig 10: 53 Albert Luthuli or 269 Boom Street**

## 271 Boom Street

This nondescript industrial building has had vertical cladding applied to its façade since 1986 otherwise it remains much the same. It is constructed of stretcher bond brick work with standard section steel windows. This is the only building to be demolished, in order to provide extra parking space. It has little architectural or historical merit in terms of the KwaZulu-Natal Provincial Heritage Resources Act no 4 of 2008.

### 271 BOOM STREET

(frontage 45 Commercial Road)

2127/1/6 PMB

2126/12 PMB

2127/01

0650201

Office

Single storey business premises: flat roof: painted fair face brick walls.





**Fig 11: Building at 271 Boom Street**

#### **4. Comments on the streetscapes**

The streetscapes that surround the block and are constituted by the structures discussed are characterized by a lack of cohesion, a mixture of languages and styles, and the lack of an underlying character. The most valuable urban contribution that this development can achieve is to remedy this by creating cohesion: tying the structures together into a readable streetscape that creates both an edge in the foreground and a destination in its view through the site.

Furthermore, the provision of adequate parking through a single hard space that characterizes a wasteland can be offset against more creative proposals that integrate shelters and planting, thus breaking up the empty space in the centre, and providing a more attractive destination for the users.



**Fig: Showing proximity of 271 Boom Street to cottages at 275 and 277 Boom Street**

#### **5. Conclusion**

***There is little architectural or historical merit in terms of the KwaZulu-Natal Provincial Heritage Resources Act no 4 of 2008, in any of the structures discussed above. The only one to be demolished is that at 271 Boom Street which has no architectural nor historical merit, and falls without the 60 year protection clause in the Heritage Act. They are all of recent construction, and have little dialogue in the creation of a firm and vibrant streetscape. Consolidation and urban reworking will benefit what is a group of disparate structures with differing functions and of different ideologies.***

***The prominent building is the Modernist 'Arch' which it is hoped, besides being central to the scheme, will remain as such in its position as a landmark structure.***



